

**ANGUS COUNCIL**

**18 JUNE 2015**

**TAYPLAN – PROPOSED STRATEGIC DEVELOPMENT PLAN 2016 - 2036**

**REPORT BY HEAD OF PLANNING AND PLACE**

**ABSTRACT**

This report sets out a suggested response by Angus Council to formal publication of the TAYplan Proposed Strategic Development Plan 2016 – 2036 by the Dundee, Perth, Angus and North Fife Strategic Development Planning Authority on 11 May 2015.

**1. RECOMMENDATIONS**

It is recommended that the Council:

- (i) agree that the TAYplan strategy, policies and proposed Action Programme be supported and that no formal representation is made by Angus Council to the Proposed TAYplan Strategic Development Plan 2016 – 2036 and related documents.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN**

This report does not directly contribute to the local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013 – 2016. It will, however, influence future land use planning in Angus and therefore contribute subsequently to both the Angus Community Plan and Single Outcome Agreement.

**3. BACKGROUND**

Angus Council at their meeting of 26 March 2015 agreed to ratify the decision of the Joint Committee of the Dundee, Perth, Angus and North Fife Strategic Development Planning Authority to approve the TAYplan Proposed Strategic Development Plan 2016 – 2036 and related documents for a period of representation (Report 137/15 refers).

The Proposed TAYplan Strategic Development Plan 2016 - 2036 and associated documents were formally published by the Strategic Development Planning Authority on 11 May 2015 with the period for representations extending until 3 July 2015. The suite of published documents includes:

- Proposed TAYplan Strategic Development Plan
- Environmental Report
- Proposed Action Programme
- Equalities Assessment
- Habitat Regulations Appraisal; and
- Schedule of TAYplan's responses to representations received at the Main Issues Report stage

A copy of the documents is available for reference purposes in the Information Hub and can also be viewed online at [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)

At their meeting of 26 March Angus Council also agreed that the Member / Officer Working Group established in March 2014 be reconvened with an extended remit to inform any response from Angus Council to the published TAYplan Proposed Strategic Development Plan.

#### 4. DISCUSSION

The Proposed Plan contains ten key policies covering the following topics:

- Policy 1: Location Priorities – sets out the spatial strategy of where development should and should not go.
- Policy 2: Shaping Better Quality Places – requires new development to be fit for place, supporting more sustainable ways of life for people and businesses.
- Policy 3: A First Choice For Investment – looks to contribute to the area's economic success and identifies Strategic Development Areas.
- Policy 4: Homes – identifies housing provision at housing market area level to focus most new housing in principal settlements.
- Policy 5: Town Centres First – sets out the town centres first principle, sequential test and network of centres.
- Policy 6: Developer Contributions – sets out requirements for developer contributions.
- Policy 7: Energy, Waste and Resources – ensures that energy and waste resource management infrastructure are in the most appropriate locations.
- Policy 8: Green Networks – looks to safeguard and enhance green and blue networks, identifying specific opportunities in the TAYplan area.
- Policy 9: Managing TAYplan's Assets – safeguards resources including finite resources, protected sites, natural and historic assets and unspoiled coast.
- Policy 10: Connecting People, Places and Markets – safeguards land for strategic transport infrastructure.

The thrust of the strategy and policies is compatible with the broad direction set out in successive development plans (structure, local and strategic plans) but this has been updated to reflect current issues and updated national guidance and planning policy. In particular, the wording of the policies is largely based on the current TAYplan (approved June 2012). There has been no change to the Strategic Development Areas originally designated by that document or the strategic infrastructure proposals set out. Whilst housing policies have been updated to reflect terminology used in Scottish Planning Policy (SPP) (June 2014) and up to date evidence from the TAYplan Housing Need and Demand Assessment (2014) the housing land requirements for the four Housing Market Areas in Angus remain at roughly the same annual average build rates. The supporting text for Policy 7: Energy, Waste and Resources now includes a definition of energy proposals of strategic significance and map 7b (page 41) shows the spatial framework for wind energy as required by SPP.

The Proposed Plan continues to focus the majority of the region's new development within its principal settlements; these are where most of the region's people, jobs, services and facilities are already located. The principal settlements have significant land capacity to accommodate future development and provide opportunities for reducing carbon emissions by increasing the use of public transport and minimising the need for new infrastructure. The Plan also continues to recognise the importance of the environmental qualities of the area and seeks to balance economic and environmental needs in placemaking.

The Member / Officer Group established in March 2014 reconvened on 26 May 2015 to review the Proposed Plan, consider the implications for land use planning in Angus and inform/consider Angus Council's response to the publication of the Proposed Plan.

Whilst the Strategy of the Proposed Plan and the detail of the policies are supported, Angus Council is concerned that Policy 10: Connecting People, Places and Markets deals in the main with the safeguarding of land for strategic infrastructure proposals. Whilst the content of the policy is appropriate, it is felt that there should be more fundamental consideration of integrated transport across the TAYplan area. This will be something that Angus Council will be raising through the early work on the subsequent Strategic Development Plan.

It should be noted that the Proposed Angus Local Development Plan approved by Angus Council at their meeting of the 11 December 2014 (report 501/14 refers) is based on the current TAYplan Strategic Development Plan approved in June 2012. The strategy and policy content of the Proposed TAYplan will provide the strategic land use planning framework to inform the future review of the Angus Local Development Plan, once it is adopted. The Head of Planning and Place considers that there is sufficient guidance and scope from the Proposed TAYplan to enable Angus Council to review and update the detailed land allocations and land use planning policies that will guide sustainable development in Angus.

On this basis TAYplan provides a positive basis for the future and the strategy, policies and Action Programme should be supported and no modifications sought to the published documents.

## 5. PROPOSALS

The TAYplan Proposed Plan 2016 – 2036 will provide strategic land use planning guidance for the Dundee, Perth, Angus and North Fife areas, replacing the current TAYplan approved in June 2012. The guidance set out in the document is compatible with the vision and objectives of Angus Council and will provide a positive framework from which the Council can review the Angus Local Development Plan.

## 6. FINANCIAL IMPLICATIONS

There are no financial implications arising directly from the recommendations contained in this report.

## 7. OTHER IMPLICATIONS

The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required. It should be noted that an Equalities Impact Assessment has been published alongside the Proposed Plan and is also subject to representations.

There are no SEA implications for Angus Council. It should be noted that Perth & Kinross Council (as the Responsible Authority) have undertaken SEA of the Proposed TAYplan and an Environmental Report was published alongside the Proposed Plan.

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- TAYplan Proposed Strategic Development Plan 2016 – 2036
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Proposed Action Programme
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Equalities Impact Assessment
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Habitats Regulations Appraisal
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Environmental Report
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Schedule of Responses to the Main Issues Report
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Topic Paper 1: Vision and Outcomes
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Topic Paper 2: Growth Strategy
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Topic Paper 3: Assets, Resources and Infrastructure
- TAYplan Proposed Strategic Development Plan 2016 – 2036 Topic Paper 4: Place Shaping
- Report 121/14: TAYplan Main Issues Report: Scotland's SusTAYnable Region 2016 – 2036: Angus Council Development and Enterprise Committee 4 March 2014
- Report 277/14: TAYplan Main Issues Report: Scotland's SusTAYnable Region 2016 – 2036: Angus Council 19 June 2014
- Report 501/14: Proposed Angus Local Development Plan: Angus Council 11 December 2014
- Report 137/15: Dundee, Perth, Angus and North Fife Strategic Development Planning Authority: TAYplan Proposed Strategic Development Plan 2016 – 2036: Angus Council 26 March 2015

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